

SilverPlace/MRO Headquarters Mixed-Use Project -- No. 048701

Category **M-NCPPC**
 Agency **M-NCPPC**
 Planning Area **Silver Spring**
 Relocation Impact **None.**

Date Last Modified
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 Required Adequate Public Facility

April 29, 2004
NONE
NO

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY03	Est. FY04	Total 6 Years	FY05	FY06	FY07	FY08	FY09	FY10	Beyond 6 Years
Planning, Design and Supervision	850	0	125	725	725	0	0	0	0	0	0
Land											
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0	0	0
Total	850	0	125	725	725	0	0	0	0	0	0

FUNDING SCHEDULE (\$000)

Certificates of Participation	600	0	0	600	600	0	0	0	0	0	0
Current Revenue: Park and Planning	250	0	125	125	125	0	0	0	0	0	0

ANNUAL OPERATING BUDGET IMPACT (\$000)

DESCRIPTION

The Montgomery County Planning Board proposes to select a developer to construct a new Park and Planning Department headquarters building at 8787 Georgia Avenue, Silver Spring, and to select a developer for the remainder of the site who will design and construct market and non-market rate housing with a preferred goal of 30 percent non-market rate housing. M-NCPPC may lease or sell the housing site. The headquarters project will include a public urban park, an open space network, a model urban street, and an array of public amenities. The current intent is that the residential developer would construct the park and design and construct the extension of Planning Place following M-NCPPC guidelines. The new Montgomery Regional Office (MRO) will consolidate headquarters functions currently located at three separate sites: leased space on Spring Street, a leased former school building on Brunett Avenue (Parkside), and 8787 Georgia Avenue (MRO). The current MRO headquarters building on Georgia Avenue was constructed in 1957 and expanded in 1978.

FY04 and FY05: Pre-Facility Planning (\$250,000): Phase 1-- retain a project development advisor and determine requirements for solicitation of private sector development and design proposals; and Phase 2 -- solicit and select developer(s) and design professionals; prepare final concept and program for the headquarters and the residential project.

FY05: Phase 3 (\$600,000): negotiate a General Development Agreement and prepare a schematic design for the MRO headquarters office component (and park) of the SilverPlace project. It is anticipated that the development partner will bear the costs for schematic design of the residential component.

The Commission may request additional funds after the Commission and County Council have reviewed schematic designs and options for financing and implementing the full concept. At this time, the financial opportunities to implement the full project are unknown, however, financial parameters will be defined with Phases 2 and 3.

JUSTIFICATION

"MRO Location Assessment Study," completed in 2000. "MRO and Parkside: Consolidated Headquarters Study/Space Requirements and Site Selection," completed in September 2003. Analyses of MRO HVAC, Electrical Systems, 2001.

Plans and Studies

The Montgomery County Council approved the Silver Spring Central Business District and Vicinity Sector Plan in February 2000 and the M-NCPPC adopted it in March 2000. A review of impacts to pedestrians, bicycles and ADA (Americans with Disabilities Act 1991) will be performed and addressed by this project. Traffic signals, streetlights, crosswalks, bus stops, ADA ramps, bikeways, and other pertinent issues will be considered in the design of the project to ensure pedestrian safety.

Housing Montgomery: Housing the People Who Make Montgomery County Work, approved by the Planning Board and County Council in 2003.

Cost Change

Not applicable.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY05	(\$000)
Initial Cost Estimate		0
First Cost Estimate		
Current Scope	FY05	0
Last FY's Cost Estimate		0
Present Cost Estimate		850
Appropriation Request	FY05	600
Appropriation Req. Est.	FY06	0
Supplemental Appropriation Request	FY04	250
Transfer		0
Cumulative Appropriation		0
Expenditures/Encumbrances		0
Unencumbered Balance		0
Partial Closeout Thru	FY02	0
New Partial Closeout	FY03	0
Total Partial Closeout		0

COORDINATION

Montgomery Regional Office Renovation PDF 931750

MAP

See Map Next Page

STATUS

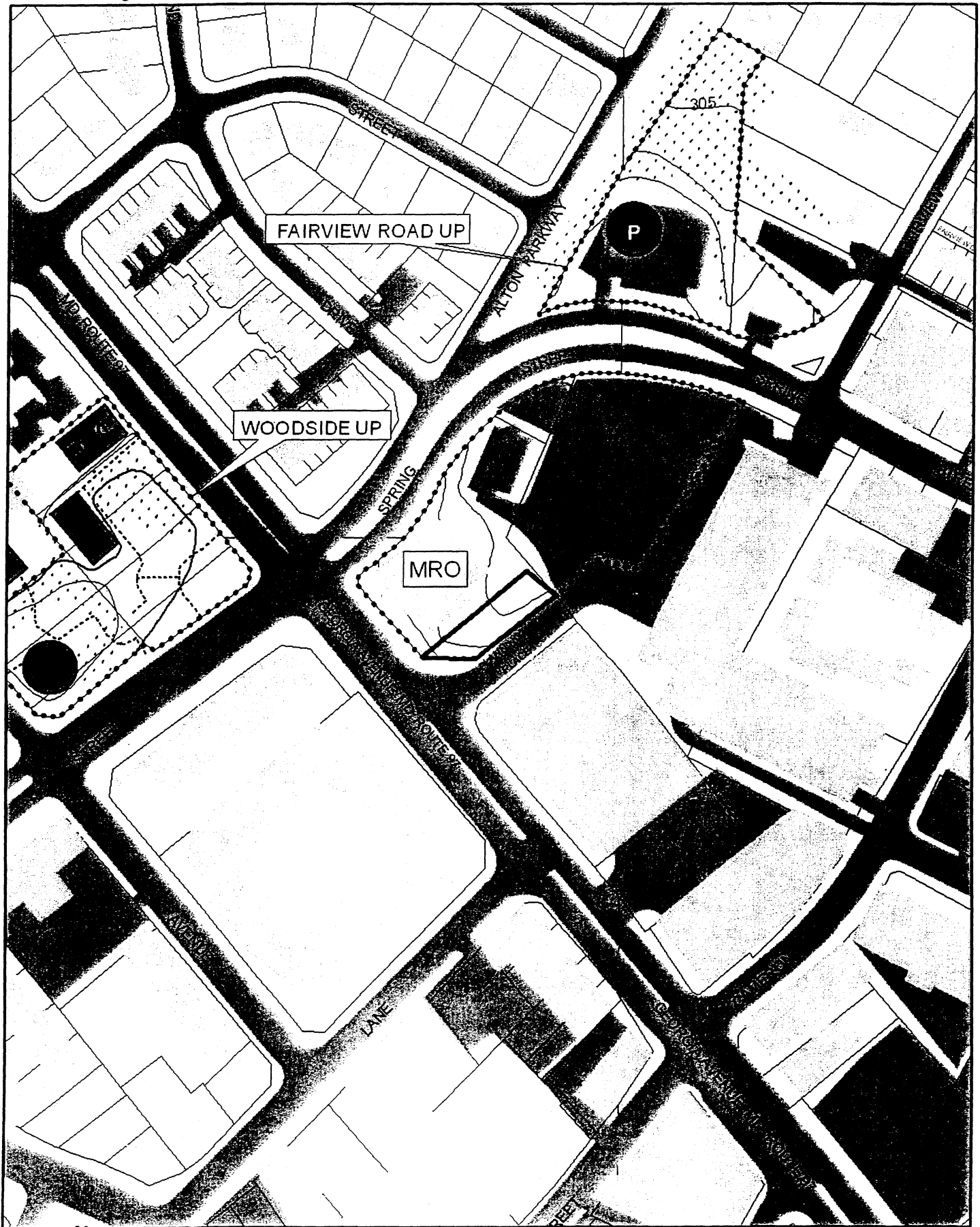
Planning.

FISCAL NOTE

The debt associated with this project will be recorded in a new Internal Service Fund (ISF) to account for the new building (MRO Building ISF). The Administration Fund and the Park Fund will budget ISF service charges in amounts sufficient to cover the debt service on the building. The MRO Building ISF will budget those same charges as revenues and also budget the debt service on the note/Certificates of Participation (COPs). The allocation to the Administration Fund and the Park Fund will be based on the space to be utilized by the planning and parks functions. This process assures that each fund is paying a reasonable portion of the cost of the building.

SilverPlace/MRO Mixed Use Project

8787 Georgia Avenue, Silver Spring, MD 20910



21-78
Acreage 0.2
Facility Code A18

Region S
Area MB

Date 7/19/2002

